

58 Basford Park Road, May Bank, Newcastle, Staffs, ST5 0PS



Freehold £299,950

Bob Gutteridge Estate Agents are delighted to bring to the market this sensational and completely modernised and renovated semi detached home situated in this tree lined street in May Bank. The developer of this property has gone through it with a fine toothed comb and left no stone unturned and the end result is very much desirable! As you would expect this property offers the modern day comforts of Upvc double glazing along with combi gas central heating with underfloor heating and in brief the reconfigured and remodelled accommodation comprises of entrance hall, study, bay fronted lounge, stunning open plan fitted kitchen/dining room/family room, separate utility room plus the addition of a beautiful modern ground floor shower room. To the first floor the property offers three bedrooms along with a wonderful modern bathroom. Externally the developer of this home has continued with the renovation works in allowing for a newly tarmac driveway providing off road parking along with an enclosed landscaped rear garden with a pleasant patio and sitting area. This truly wonderful home should be viewed at a potential purchasers' earliest convenience to avoid any disappointment!

ENTRANCE HALL

With composite double glazed frosted front access door with double glazed frosted panels to sides, two pendant light fittings, smoke alarm, oak effect flooring with underfloor heating, power points, stairs to first floor landing and doors lead off to rooms including;



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STUDY 2.24m x 1.91m (7'4" x 6'3")

With Upvc double glazed window to front, pendant light fitting, oak effect flooring with underfloor heating, wall mounted thermostat and power points.



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BAY FRONTED LOUNGE 3.76m into bay x 3.18m (12'4" into bay x 10'5")

With Upvc double glazed bay window to front, pendant light fitting, two TV aerial connection points, underfloor heating, wall mounted thermostat and power points.



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OPEN PLAN FITTED KITCHEN/DINING ROOM/FAMILY ROOM 5.44m x 7.49m reducing to 5.38m (17'10" x 24'7" reducing to 17'8")

With two Upvc double glazed windows to rear, two double glazed Velux windows, Upvc double glazed double patio doors to rear, seventeen LED spotlight fittings, a range of base and wall mounted modern storage cupboards providing ample domestic cupboard and drawer space with round edge work surface in wood block effect with built in Lamona four ring ceramic hob unit with extractor hood above, integrated Lamona fan assisted oven, built in stainless steel sink unit with chrome mixer above, built in breakfast bar, oak effect flooring with underfloor heating, wall mounted thermostat, two TV aerial connection points, power points and access which leads off to;



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UTILITY ROOM 2.26m x 1.42m (7'5" x 4'8")

With Upvc double glazed frosted window to side, extractor fan, LED light fitting, NAVIEN combination boiler providing domestic hot water and central heating systems, a range of base and wall mounted modern storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, space for automatic washing machine and space for fridge/freezer, power points, spurs for appliances, oak effect flooring and underfloor heating.



REAR LOBBY

With Upvc double glazed frosted side access door, two spotlight fittings, battery/mains smoke alarm and access to;



GROUND FLOOR SHOWER ROOM 2.26m x 1.55m (7'5" x 5'1")

With double glazed Velux window, Upvc double glazed frosted window to side, three LED spotlight fittings, extractor fan, modern grey ceramic half wall tiling, a built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, walk in double shower cubicle with thermostatic direct flow shower with separate hair attachment, chrome towel radiator, oak effect flooring and underfloor heating.



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FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, pendant light fitting, battery/mains smoke alarm, doors to rooms including;



BEDROOM ONE (FRONT) 3.86m into bay x 3.15m (12'8" into bay x 10'4")

With Upvc double glazed bay window to front, pendant light fitting, double panelled radiator, power points and TV aerial connection point.



BEDROOM TWO 3.15m x 2.82m (10'4" x 9'3")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and TV aerial connection point.



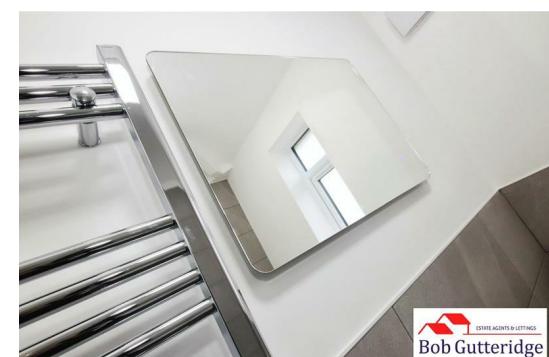
BEDROOM THREE 2.16m reducing to 1.88m x 2.01m (7'1" reducing to 6'2" x 6'7")

With Upvc double glazed window to side, pendant light fitting, panelled radiator, power points and TV aerial connection point.



LUXURY FIRST FLOOR FAMILY BATHROOM 2.01m x 1.83m (6'7" x 6'0")

With Upvc double glazed frosted window to rear, LED light fitting, extractor fan, ceramic half wall tiling in modern grey wall ceramics, a built in suite comprising of dual flush WC, vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with chrome mixer tap and thermostatic direct flow shower with separate hair attachment, vinyl cushion flooring, wall mounted LED mirror and modern chrome towel radiator.



EXTERNALLY



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FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, a newly installed tarmac driveway providing ample off road parking for several vehicles, power supply connected for EV charge point and access which leads alongside the property.

REAR GARDEN

Bounded by timber post and timber fencing with lawn sections, sleepers to borders with a wealth of newly planted shrubs and plants, paved area providing ample domestic patio and sitting space etc.



COUNCIL TAX

Band 'C' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

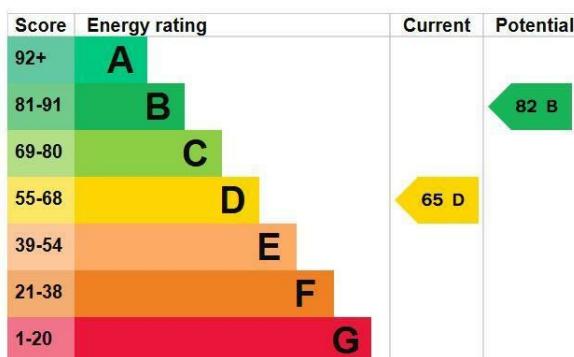
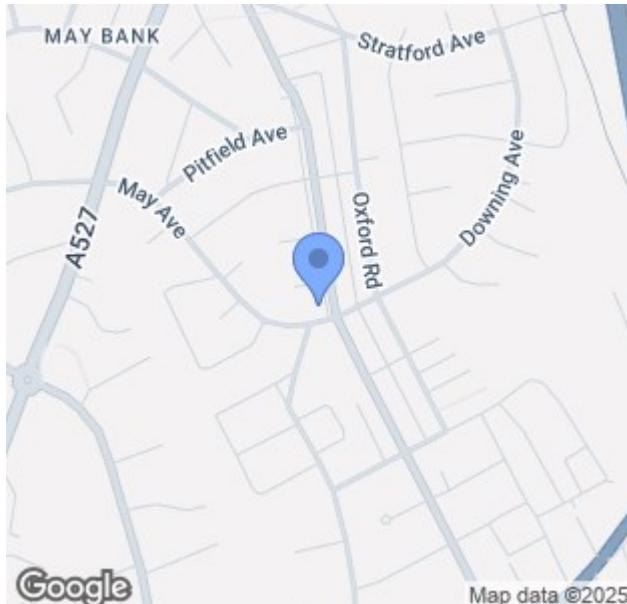
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm